

MINUTES ~ September 12, 2006

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 6:35 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester, Mrs. I. Lorraine O'Connors of Glocester, Mr. Dennis Chretien of Foster, Mrs. Patti Fountain of Foster and Mr. Warren Ducharme of Foster. Mr. William Abt of Foster joined the meeting at 7:15 PM. Mr. Chretien left the meeting at 8:45 PM.

3. Resource Sub-Committee Report

Mr. Fogarty reported that the Big Event will be held on September 15th in the high school gymnasium. The sub-committee is expecting approximately 200 people including representatives from the Bank of America Foundation, Senator Chaffee's office and other organizations and potential donors. The sub-committee has received both public and private donations for beverages and desserts. There will be various speaking areas and tables, drawings of both the middle school and high school will be displayed, and the Ponaganset Educational Foundation will be introduced. Representatives from the Building Committee, H.V. Collins and Aharonian and Associates will be on hand to discuss the project. Mr. Fogarty reported that they will also announce that the project has received a \$25K grant from the Rhode Island Foundation, a \$100K grant request has been submitted to the Champlin Foundation and \$1M appropriations for alternative energy is in the Senate Bill. Mr. Fogarty urged all committee members and interested parties to attend and support the evening.

4. Chairman's Report

Mr. Laramie informed the committee that a preliminary quote has been received from School Specialties, Projects by Design regarding the FF&E for the middle school. Currently the quote is over budget by approx \$100K however, the quote is assuming that all new furnishings will be purchased. Ms. Pat Marcotte will assemble groups of teachers from each discipline to review the information provided by School Specialties and help to determine which furnishings can be brought over from the current middle school.

5. ESCO Sub-Committee Report

Mr. Laramie reported that Con Ed prepared a preliminary energy analysis for the new middle school and high school renovations which was presented to the School Committee at their last meeting. Due to the timing of certain ESCO items in relation to the building process, the building committee asked the school committee for a vote in principal

for the middle school items. Con Ed expects to have the completed energy audit for the next building committee meeting and hopes to go before the school committee in December with a complete contract to review. Members of the school committee have agreed to form a smaller group to informally review the ESCO information before the regular school committee meeting.

6. Middle School Project Update

Mr. Bob Grzyb reported that the GMP will not be available this month but should be ready for the October meeting.

Mr. Mark Humphreys presented the committee with an update report on the middle school including information regarding the bid packages, value engineering, construction, kitchen consultant, well design, permits and plan review. The full report is attached as reference 1.

Mr. Humphreys provided the committee with a preliminary plan for the kitchen layout as prepared by Paramount Restaurant Supply. The layout assumes that the middle school will have a full kitchen. Mr. Chretien moved and Mrs. O'Connors seconded approval of the kitchen layout as presented by Aharonian & Associates through their consultant Paramount Restaurant Supply for plumbing locations and the underground pending the reconciliation of the budget. So voted, 8-0.

Mr. Grzyb reported that the project is \$497K over targeted budget not taking into account the potential value engineering savings of \$688K. There are also potential change order costs totaling \$588K which consists mainly of the new septic design. The committee discussed the outstanding value engineering item of the type of wall finish in the bathrooms and agreed that the team rooms would have ceramic tile rather than concrete block.

Mr. Grzyb reported that the steel work should be complete by the end of October and the roofing will begin at the end of September. Regarding the site, they will be working on getting the leach field and soccer fields up to level and are working on construction of the detention pond. In October, work will begin on the ring road and getting a binder put down for the winter. When asked, Mr. Grzyb informed the committee that the project is on schedule. Mr. Laramie commended the H.V. Collins team and Aharonian and Associates for keeping the project moving and on schedule.

7. High School Project Update

Mr. Grzyb introduced Mr. Pete Seneck and Mr. Kevin Leech of H.V. Collins who worked on the budget for the high school. Mr. Leech reviewed the budget estimate with the committee explaining that the project is \$5M over budget however there are potential ESCO items of \$3.5-\$5.5M included in the estimate

Mr. Grzyb provided the committee with an aggressive schedule for the project. Mr. Alex Ziemba informed the committee that in order to meet the schedule, decisions need to be made by the building committee to get the project going.

Mr. Laramie informed the committee that the non-functioning of the current septic system needs to be resolved with DEM before DEM will act on any proposed changes for the renovations. Mr. Aharonian has a meeting scheduled with DEM at the end of September to discuss the issue.

Mr. Fogarty moved and Mr. Jacques seconded approval for the architects to proceed with construction documents for the new gymnasium, locker rooms, connector between the buildings, all the new construction and associated interior renovations outlined in the

Construction Manager's revised construction schedule and to proceed with design development on the rest of the project to get more definitive cost and scope. So voted, 8-0.

Mr. Ziemba and Mr. Dave Berryman reviewed the plans with the committee. The road around the front of the current middle school has been changed a bit from the last drawings to allow for bus stacking and greenery in front of the field house. The connector will use the existing path which will save money and limit DEM's involvement.

Mr. Berryman reported that the library space has been reworked based on input from the librarian. There is now one controlled entrance near the circulation desk, the logo in the current gymnasium will be kept as the centerpiece of the library flooring and there will also be a multipurpose area and classroom space in the library.

Regarding the cafeteria, the ramp to the second level has been widened to ten feet with the stairs adjacent to it and the existing stairway on the upper level will be maintained for additional access to the cafeteria.

Mr. Ziemba confirmed that they can meet the schedule now that the plans have been approved.

Mr. Grzyb reported that the roof work is continuing with the completion targeted for the end of October. Mr. Grzyb informed the committee that the roofers have been busy working on repairing leaks which were caused by moving material onto the existing roofs. One classroom was flooded but is now available for use.

8. Treasurer's Report

Mr. Steve Winsor provided the committee with the monthly Treasurer's report detailing a balance of \$4.8M in the money market account and \$132K in the checking account. Mr. Winsor informed the committee that he will be meeting with First Southwest, the financial advisors, to discuss the best strategy for borrowing additional funds. Mrs. O'Connors moved and Mr. Abt seconded acceptance of the treasurer's report as presented. So voted, 7-0.

9. Seek to Convene into Executive Session under R.I.G.L. 42-46-5 (2) pertaining to potential litigation

Mr. Fogarty moved and Mrs. Fountain seconded to convene into executive session under R.I.G.L. 42-46-5 (2) pertaining to potential litigation at 9:10PM. So voted, 7-0.

10. Re-Convene into open session. Disclosure of votes taken.

Mr. Laramie reconvened the meeting to open session at 9:25PM and reported that no votes were taken during executive session.

Mr. Fogarty moved and Mrs. Fountain seconded that the committee move to direct H.V. Collins to reimburse Mr. Edward Charpentier of 1240 Snake Hill Road the amount of \$11,500 for the pavement of 4,850 square feet of driveway and the installation of a French drain with the money to come from the builder's contingency. So voted, 7-0.

Mr. Fogarty noted and thanked Mr. Charpentier for his patience in this process.

11. Approval of Minutes

Mrs. O'Connors moved and Mr. Jacques seconded that the minutes of the August 8, 2006 regular meeting be approved as presented. So voted, 6-0-1 with Mrs. Fountain abstaining.

12. Adjournment

Mrs. O'Connors moved and Mr. Jacques seconded that the meeting be adjourned at 9:30 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, October 10, 2006

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Building Committee Update – Ponaganset Middle School

Date: 9/12/06

▪ **Bid Packages**

HVC is preparing to issue the Landscaping package for bids in approximately 2 weeks.

▪ **Value Engineering**

There are only a very few items left that need either a decision on their acceptance, as they were listed as pending, or that should be reconsidered by the Committee (See VE List by HVC).

▪ **Construction**

- Cardi Corporation is continuing with the site work, including excavation and general earthwork for the detention pond, drainage piping and structures, leaching field work and underslab piping. The bottom of the leaching field has been inspected and approved by RIDEM, allowing this work to continue.
- Foundation work is complete.
- Erection of the steel frame is well underway. Approximately 75% of the steel frame at the Academic wing is in place.
- Installation of underslab piping is ongoing at the LL Lobby areas and Gym wing.
- Concrete floor slabs on the steel deck are scheduled to start the last week of October.

▪ **Kitchen Consultant**

AA has engaged the services of Paramount Restaurant Supply to do the design and specifications for the commercial grade kitchen. Pending approval of this Plan, the underslab piping will be designed first and issued to HVC ASAP in order to facilitate the sequencing of construction in this area. The remainder of the mechanical and electrical design will follow thereafter. A copy of the Preliminary Plan is attached to the end of this report.

▪ **Well Design**

The drilling of Well #4 is complete (depth of 500'). The preliminary flow is approximately 3 gpm (per the driller). Paul Aldinger is recommending that this well also be zone hydrofracked to increase the flow rate. The drilling data is currently being analyzed to determine the exact number and locations of the zones. Once this is determined, Cummings will submit a fee proposal to perform this work (should be by

Thurs 9/14/06). After the well is hydrofracked, a 72 hour pump test will be performed, on Well #4 only, to establish the sustained flow rate. Paul is checking w/ DOH to see if it acceptable to only pump Well #4, and not Wells #2, 3 & 4 simultaneously, to obtain the resultant total sustained flow to date He is also checking w/ DOH to see if they will accept a variation of their flow criteria of 1.5 times the peak daily demand, given the storage capacity being provided for the project.

- **Permits**

- The ISDS Permit has been issued by RIDEM.
- The Building Permit application has been submitted and is being processed by the Building Inspector.

- **Plan Review**

We have received most of the review comments from EDS and are in the process of formulating a response. The comments are considered minor in nature and will not hold up the issuance of the Building Permit.

End of Report